



23 Revell Drive, Fetcham, KT22 9PS

Price Guide £899,950



- DETACHED 5 BED HOUSE
- 0.2 ACRE PLOT
- SECLUDED GARDEN
- CUL-DE-SAC LOCATION
- CATCHMENT FOR POPULAR SCHOOLS
- SCOPE TO EXTEND (STPP)
- 2 RECEPTION ROOMS
- DRIVEWAY & GARAGE
- WALK TO FETCHAM SHOPS
- NO ONWARD CHAIN

## Description

This detached 5 bedroom family home is nestled on a corner plot in a peaceful cul-de-sac with easy access to Fetcham Village. The property features a superb garden, offers scope to modernise and extend (subject to the usual consents) and is offered with no onward chain.

As you walk through the front door you are welcomed to a spacious entrance hall with an understairs storage cupboard and a downstairs cloakroom. The triple aspect living room features a fireplace and sliding doors into the back garden. Double doors from the entrance hall open into the dining room which overlooks the secluded rear garden, and leads to the dual aspect kitchen breakfast room. The kitchen is fitted with a range of units, offers space for a breakfast table and also overlooks the rear garden.

On the first floor there are five bedrooms, with the principal bedroom benefiting from fitted wardrobes. There is a family bathroom, as well as a separate shower room, both with toilets and sinks.

To the front of the property there is driveway parking for several vehicles leading to the double integrated garage. Gated side access leads to the garden which is a particular feature of the property. The well maintained sunny, mature garden wraps around the house and is predominantly laid to lawn with well established shrub borders. Mature trees provide seclusion and privacy. There is a large patio, a summer house and shed.

## Situation

Situated in a quiet cul de sac, the property is a leisurely walk to the local newsagents shop, approximately a mile to Fetcham Village and just over a mile to Bookham Village.

Just around the corner are the Spring Grove ponds while a few minutes' walk in the other direction will take you straight onto Bookham Common. The National Trust owned land is great for walkers, cyclists and riders alike.

Both Fetcham and Bookham villages offer a wide range of independent retailers and amenities whilst Leatherhead town centre, with its more extensive range of shops and restaurants, is located 2.5 miles away and offers a main line station with services to London. Bookham station is 2.2 miles.

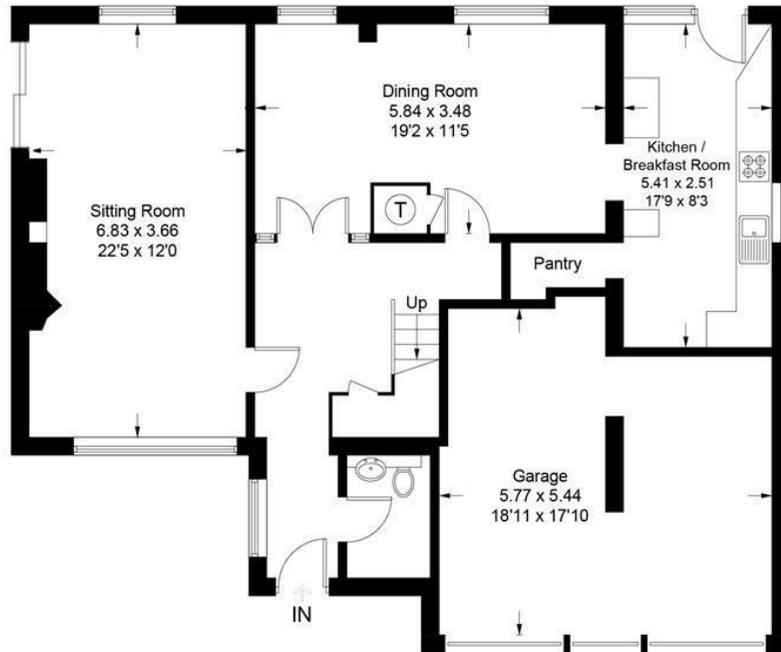
You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

Within the locality there are a number of excellent local schools both private and state funded.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 171.4 sq m / 1845 sq ft  
Garage = 28.1 sq m / 302 sq ft  
Total = 199.5 sq m / 2147 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1248582)  
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